

# FOR SALE

5301 Woolridge Road | Midlothian, VA 23120



For more information regarding this property, please contact:

**JEFF DOXEY, CCIM**  
**804 363 0332**  
[jeffdoxey@naidominion.com](mailto:jeffdoxey@naidominion.com)



## HIGHLIGHTS

- > Parcel Size:  $\pm 5.5$  acres
- > Zoned R-9  
(MOB, C-store, Daycare or Retail uses allowed)
- > Traffic signal at intersection
- > Great neighborhoods and schools
- > Excellent visibility to Woolridge Road
- > 320' of road frontage
- > Utilities available





FOR SALE

5301 Woolridge Road | Midlothian, VA 23120



DEMOGRAPHICS	1 MILE	3 MILE
POPULATION	6,219	55,680
AVERAGE AGE	39.7	40.3
AVERAGE HH INCOME	\$131,836	\$220,922

For more information regarding this property, please contact:

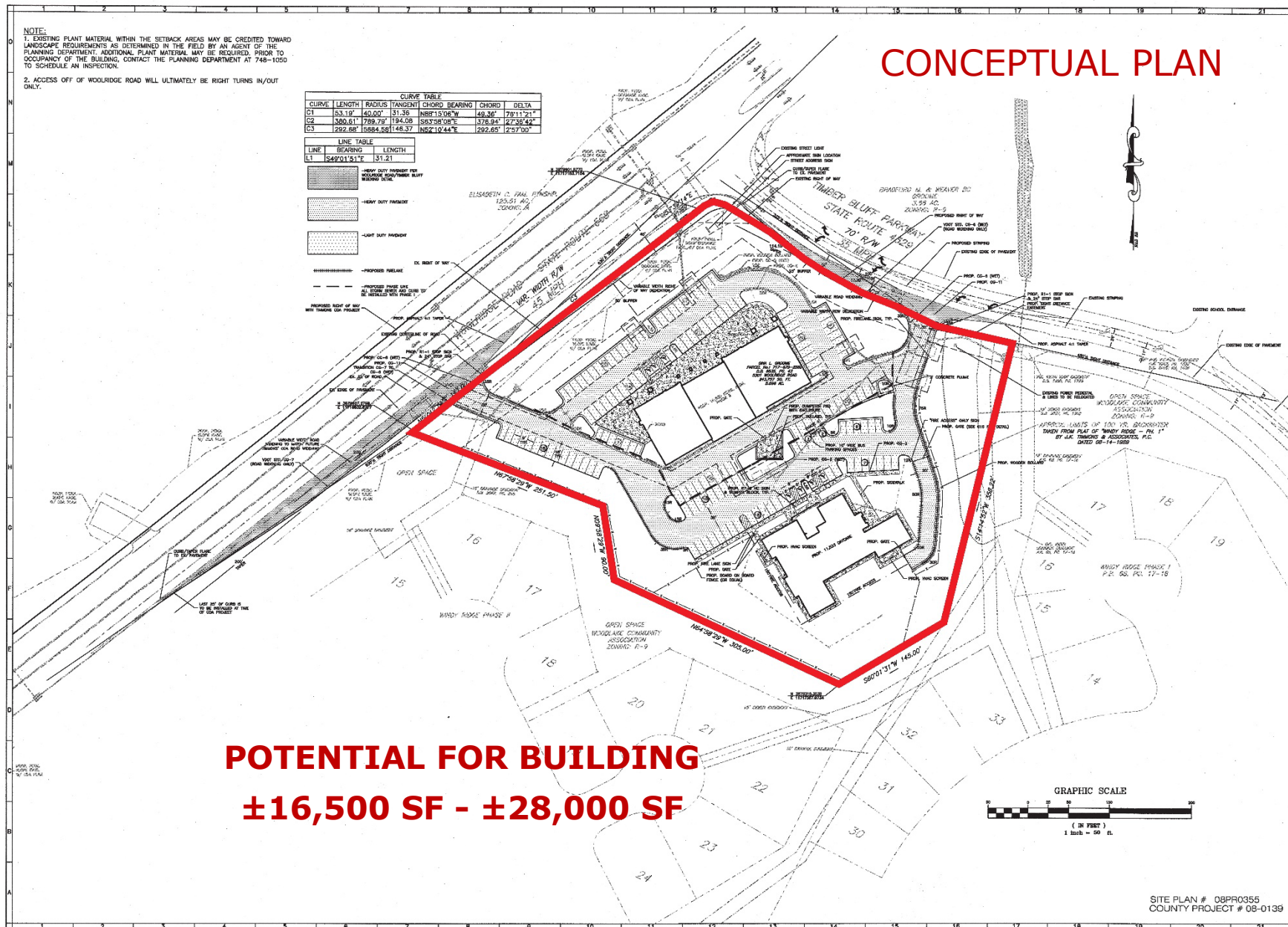
**JEFF DOXEY, CCIM 804 363 0332**  
[jeffdoxey@naidominion.com](mailto:jeffdoxey@naidominion.com)

7110 Forest Ave, Suite 103

Richmond, VA 23226

[naidominion.com](http://naidominion.com)

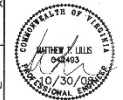




www.balzer.co  
Chesterfield  
Harrison  
New River Valley  
Roanoke  
Shenandoah Valley

PROFESSIONAL LANDSCAPE ARCHITECT  
STATE OF VIRGINIA  
1000 N. PARKWAY 2200  
LANCASTER, PA 17602  
ARCHITECT  
1000 N. PARKWAY 2200  
LANCASTER, PA 17602  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF VIRGINIA  
1000 N. PARKWAY 2200  
LANCASTER, PA 17602

Balzer and Associates, Inc.  
880 Technology Park Drive  
Suite 200  
Glen Allen, VA 23060  
804-553-0132  
FAX 804-553-0133



**WOOLRIDGE ROAD DAYCARE  
LAYOUT PLAN PHASE II**  
Matapoa District  
Chesterfield County, Virginia

DRAWN BY AFB  
DESIGNED BY AFB  
CHECKED BY JLS  
DATE April 15, 2008  
SCALE 1"=50'

REVISIONS:  
July 22, 2008  
October 15, 2008  
October 30, 2008

SHEET NO.  
**C03**  
JOB NO. 08080003.00

